

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, JULY 11, 2023

PUBLIC HEARING: 1:30PM

**CITY COUNCIL CHAMBER
(CITY HALL – 1E07)**

THE CITY PLANNING COMMISSION IN ACCORDANCE WITH CITY COUNCIL MOTION M-23-247 AND THE CITY PLANNING COMMISSION’S RULES, POLICIES AND PROCEDURES, WILL HOLD A PUBLIC HEARING ON TUESDAY, JULY 11, 2023, AT 1:30PM IN THE CITY COUNCIL CHAMBER (CITY HALL – 1E07) ON THE TRANSIENT LODGING STUDY.

TRANSIENT LODGING STUDY PRELIMINARY REPORT– The purpose of this study shall be to study the impacts and recommend updated regulations of Commercial Short Term Rentals and transient lodging uses, including but not limited to hotel/motel, timeshare, hostel, and bed and breakfasts.

This Transient Lodging Study will replace the Commercial Short Term Rental Study already being conducted pursuant to Motion No. M-23-120, though any public input and research related thereto may be incorporated into the Transient Lodging Study as may be appropriate.

The Transient Lodging Study shall address the following areas, some of which were outlined in Motion No. M-23-120:

- For CSTRS only:
 - Limitation on number of CSTR units per building
 - A ban on whole home or whole building CSTRs
- For all transient lodging uses, including CSTRs:
 - Limitation on number of rooms and guests, by unit
 - Other density limitations, which may vary by zoning district, zoning district classification, future land use designation or other such land use designation
 - Number of permits allowed per owner and/or operator
 - Requirement that each permit holder is a natural person, not a juridical person
 - Strengthened requirements, including density limitations and other standards, for transient lodging uses that 1) abut residential or mixed-use zoning districts, and/or 2) are located in a building that also houses long term residents, so as to mitigate quality of life impacts
 - A requirement for transient lodging uses to be located on the same lot, parcel, or building as other commercial uses
 - Possible use of transient lodging allowances to incentivize the development and/or preservation of affordable and/or workforce housing
 - In buildings with units used for both long term and short term housing, requiring separate entrances to access short term dwelling units

- Requiring other standards for entry, including keypads
- Requiring on-site operators
- Requiring a 24/7 staffed front-desk in a publicly accessible space
- Overall impact of CSTRs and other transient lodging uses on the availability of long term housing – affordable, workplace, and market-rate - and possible measures to mitigate such impacts, including but not limited to an overall cap on person or permits who may participate in the CSTR and other transient lodging markets, and increasing the price of a commercial short term rental owner and/or operator permits.
- Establishing and/or modifying use standards for transient lodging uses as may be necessary, including for hotel/motel.
- Closing loopholes that allow buildings operating as hotels, other transient lodging uses or long term residences to allocate 100 percents of units to CSTR use.

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH MOTION M-23-247 AND THE CPC'S RULES, POLICIES, AND PROCEDURES WILL HEAR ALL INTERESTED PARTIES WHO WISH TO SPEAK ON TRANSIENT LODGING USE ISSUES. ALL INTERESTED PARTIES ARE ENCOURAGED TO ATTEND AND ALL RELEVANT COMMENTS ARE ENCOURAGED. THE CPC WILL FOLLOW THE PUBLIC HEARING RULES ESTABLISHED WITHIN ITS ADMINISTRATIVE RULES, POLICIES AND PROCEDURES. YOU MAY SUBMIT WRITTEN COMMENTS TO THE EXECUTIVE DIRECTOR IN ADVANCE BY MAIL (1300 PERDIDO STREET, 7TH FLOOR, NEW ORLEANS, LA 70112) OR BY EMAIL TO **CPCINFO@NOLA.GOV**. THE DEADLINE FOR WRITTEN COMMENTS FOR THIS INITIAL PUBLIC HEARING IS 5PM, MONDAY, JULY 3, 2023; HOWEVER, WRITTEN COMMENTS WILL CONTINUE TO BE ACCEPTED THROUGHOUT THE STUDY TIMEFRAME, AT LEAST THROUGH 5PM, MONDAY, NOVEMBER 6, 2023.

June 21, June 28, and July 5, 2023

Robert Rivers, Executive Director